

**Landowner-Specific Narrative Summary
David and Cynthia King**

ATXI has been unsuccessful in obtaining an easement from Mr. and Mrs. David and Cynthia King. The Kings own one parcel at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_144_ROW. As summarized on Exhibit 2.1, as of July 21, 2015, ATXI has contacted, or attempted to contact the Kings regarding acquisition of an easement across their property on at least 76 occasions, including 39 phone calls, 4 letters, 12 in-person meetings, 14 voicemails, and 7 emails.

In sum, ATXI and Mr. King disagree on Confidential Settlement Agreement (CSA) language associated with ingress and egress practices¹. On April 2, 2014, a CLS land agent met with Mr. King and several of his family members (including Donald King, owner of A_ILRP_MP_SA_140_ROW, and David's son Nathan, owner of A_ILRP_MP_SA_143_ROW) to provide initial documentation about the Project, as well as ATXI's initial offer of compensation. During that meeting the landowners asked questions about compensation, pole logistics, indemnification, and exclusive use of the easement. During negotiations they have also expressed concerns about abandonment, temporary workspace, access practices, soil removal and restoration practices, insurance requirements and confidentiality provisions related to the easement and CSA. ATXI has attempted to answer Mr. King's questions and to address his remaining concerns in a CSA. The majority of those concerns have been addressed to Mr. King's apparent satisfaction.

An issue remains however with respect to language associated with ingress and egress practices. Mr. King would like off-easement access to be allowed in only very limited circumstances. ATXI cannot accept these limitations as they may interfere with its ability to operate and maintain the line. The parties have reached an impasse regarding this issue.

¹ As described herein, ATXI is awaiting confirmation that compensation is no longer an issue.

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With respect to compensation, for nearly a year, Mr. King represented that he would only accept compensation at, near, or heavily influenced by the amount ATXI paid for a local substation parcel. Mr. King's initial offer was nearly \$10,000 higher than ATXI's on a price per acre basis and was rejected as excessive and lacking support. Through successive rounds of negotiations, updates to appraisals, and the inclusion of yield information provided by the landowner, the parties largely closed the gap with respect to compensation. In early June 2015 Mr. King represented he was willing to accept ATXI's most recent offer. That statement was apparently revoked on June 30, 2015, when Mr. King countered with a price per acre several thousand dollars higher than the amount previously thought to have been agreed upon. In the interest of settlement, ATXI has agreed to increase its offer to Mr. King and believes, although lacking confirmation of such, that the parties have reached an agreement on compensation or will in the very near future.

In sum, the parties have made significant progress with respect to compensation and easement and CSA language but continue to have a fundamental disagreement about ingress and egress terms. ATXI will continue to negotiate with the King family to the extent they are willing to engage in negotiations with ATXI; however, a voluntary agreement in the timeframe supporting the segment's in-service date is unlikely and therefore, ATXI requests eminent domain authority for this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4/2/2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) MELINDA K. HOYER ☒

MELINDA K. HOYER

Sangamon County, IL

Tax Id: 35-24.0-300-003, 35-25.0-100-002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



David L. King Trust dated April 4, 2012

Tract No.:A_ILRP_MP_SA_144

Date: 7/10/2015

EXHIBIT "A"

A 4.639 ACRE TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF THOSE TRACTS OF LAND DESCRIBED AS TRACTS 2 AND 3 IN DEED CYNTHIA J. KING AND DAVID L. KING, CO-TRUSTEES OF THE CYNTHIA J. KING TRUST, RECORDED IN DOCUMENT NO. 2012R19494 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS (D.R.S.C.I.) AND DESCRIBED AS TRACTS 2 AND 3 IN DEED TO DAVID L. KING AND CYNTHIA J. KING, CO-TRUSTEES OF THE DAVID L. KING TRUST, RECORDED IN DOCUMENT NO. 2012R19495, D.R.S.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS SOUTH 00 DEGREES 48 MINUTES 56 SECONDS EAST, A DISTANCE OF 1,336.94 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1050517.16, E:2456612.30;

THENCE SOUTH 88 DEGREES 58 MINUTES 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 78.40 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 40 MINUTES 11 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,333.70 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 50 MINUTES 57 SECONDS WEST, A DISTANCE OF 1,330.78 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTH 1/2, FROM WHICH A 1-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 61 DEGREES 24 MINUTES 26 SECONDS WEST, A DISTANCE OF 2,874.31 FEET;

THENCE NORTH 89 DEGREES 04 MINUTES 54 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2;

THENCE SOUTH 00 DEGREES 50 MINUTES 57 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTH 1/2, A DISTANCE OF 1,330.99 FEET TO A 4-INCH X 14-INCH STONE FOUND AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2;

THENCE SOUTH 00 DEGREES 48 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,333.33 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 202,094 SQUARE FEET OR 4.639 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 04/21/2015



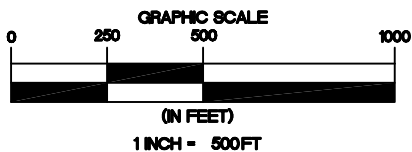


EXHIBIT "A"

ATXI Exhibit 2.3 (Part Y)

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TRACT 3
CYNTHIA J. KING AND
DAVID L. KING,
CO-TRUSTEES OF THE
CYNTHIA J. KING TRUST
DOCUMENT NO. 2012R19494
D.R.S.C.I.

AND
TRACT 3
DAVID L. KING AND
CYNTHIA J. KING,
CO-TRUSTEES OF THE
DAVID L. KING TRUST
DOCUMENT NO. 2012R19495
D.R.S.C.I.
A_ILRP_MP_SA_147

PROPOSED VARIABLE
WIDTH EASEMENT
4.639 ACRES
(202,094 S.F.)

TRACT 1
COMMERCE TRUST COMPANY, AS
TRUSTEE UNDER MYRA K. FLEMING
FAMILY TRUST
DOCUMENT NO. 2011R21558
D.R.S.C.I.
A_ILRP_MP_SA_148

SECTION 24
TOWNSHIP 13N
RANGE 5W

CAROL A. REYNOLDS
DOCUMENT NO. 2008R43316
D.R.S.C.I.
A_ILRP_MP_SA_146

SECTION LINE
TRACT 2
CYNTHIA J. KING AND
DAVID L. KING,
CO-TRUSTEES OF THE
CYNTHIA J. KING TRUST
DOCUMENT NO. 2012R19494
D.R.S.C.I.

AND
TRACT 2
DAVID L. KING AND
CYNTHIA J. KING,
CO-TRUSTEES OF THE
DAVID L. KING TRUST
DOCUMENT NO. 2012R19495
D.R.S.C.I.
A_ILRP_MP_SA_144

JOHN THOMAS MCTAGGART
AND BONNIE D. MCTAGGART
DOCUMENT NO. 2006R27625
D.R.S.C.I.
A_ILRP_MP_SA_145

SECTION 25
TOWNSHIP 13N
RANGE 5W

LEONARD H. HELMERICHS AND
MARY EILEEN HELMERICHS,
AS TRUSTEES OF A
JOINT AND MUTUAL REVOCABLE
TRUST AGREEMENT NO. 052747
DOCUMENT NO. 2006R03817
D.R.S.C.I.
A_ILRP_MP_SA_142

NATHAN P. KING
DOCUMENT NO. 2006R04816
D.R.S.C.I.
A_ILRP_MP_SA_143

P.O.B.
GRID COORDINATES
N:1050517.16
E:2456612.30

S00°48'56"E 1336.94'
P.O.R. - 1/2" IRON ROD FOUND
SE COR NW 1/4 SEC 25

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

L13

L14

L15

L16

L17

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L26

L27

L28

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L37

L38

L39

L40

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S88°58'19"W	78.40'
L2	N00°40'11"W	1333.70'
L3	N00°50'57"W	1330.78'
L4	N89°04'54"E	75.00'
L5	S00°50'57"E	1330.99'
L6	S00°48'56"E	1333.33'

LEGEND

D.R.S.C.I.

DEED RECORDS
SANGAMON COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



CALCULATED POINT



4" X 14" STONE FOUND

TRACT LINE

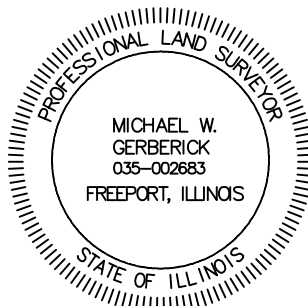
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 04/21/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_144
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTIONS 24 AND 25, TOWNSHIP 13 NORTH,
RANGE 5 WEST OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS